

CITY of MERCED

A. GENERAL INFORMATION

i. Jurisdictional Information:

Population 1998:	62,100
Annual Single-Family Units Permitted (1996-98, Avg.):	167
Annual Multi-Family Units Permitted (1996-98, Avg.):	74
Total Annual Residential Units Permitted (1996-98, Avg.):	241

ii. General Fee Checklist

<i>fee used here</i>	<i>updated in 1998 or 1999?</i>	<i>fee used here</i>	<i>updated in 1998 or 1999?</i>
<input type="checkbox"/> 1. Planning Department Plan Check Fees	-	<input type="checkbox"/> 14. Watershed / Aquifer Fees	-
<input checked="" type="checkbox"/> 2. Environmental Assessment / Review Fees	N	<input checked="" type="checkbox"/> 15. Local Traffic Mitigation Fees	Y
<input checked="" type="checkbox"/> 3. Building Department Plan Check Fees	Y	<input type="checkbox"/> 16. Reg'l Traffic / Highway Mit'n Fees	-
<input checked="" type="checkbox"/> 4. Building Department Permit Fees	Y	<input checked="" type="checkbox"/> 17. Fire Service Fees	Y
<input checked="" type="checkbox"/> 5. Engineering / Public Works Dept. Fees	N	<input checked="" type="checkbox"/> 18. Police Service Fees	Y
<input type="checkbox"/> 6. Grading Permit Fees	-	<input type="checkbox"/> 19. Public Safety Fees	-
<input checked="" type="checkbox"/> 7. Electrical Permit Fees	N	<input checked="" type="checkbox"/> 20. School District Fees	N
<input checked="" type="checkbox"/> 8. Mechanical Permit Fees	N	<input checked="" type="checkbox"/> 21. School District Mitigation Fees	N
<input checked="" type="checkbox"/> 9. Plumbing Permit Fees	N	<input checked="" type="checkbox"/> 22. Community / Capital Facility Fees	Y
<input type="checkbox"/> 10. Electricity / Gas Connection Fees	-	<input checked="" type="checkbox"/> 23. Park Land Dedication / In-Lieu Fees	N
<input checked="" type="checkbox"/> 11. Sanitary Sewer Connection Fees	N	<input type="checkbox"/> 24. Open Space Dedication / In-Lieu Fees	-
<input type="checkbox"/> 12. Storm Drainage Connection Fees	-	<input type="checkbox"/> 25. Afford. Hous'g Dedic'n / In-Lieu Fees	-
<input checked="" type="checkbox"/> 13. Water Connection Fees	N	<input type="checkbox"/> 26. Special Assessment District Fees	-

iii. Possible Fee Reductions or Waivers?

Affordable Housing Fee Reduction	Y
Affordable Housing Fee Waiver	N
Senior Housing Fee Reduction	Y
Senior Housing Fee Waiver	N

Fee Types Reduced or Waived:

GPA's, Use Permits for Aff.
Traffic & Park Fees for Seniors

iv. Use of Mello-Roos in this Jurisdiction:

single-family	not used
multi-family	not used

v. Nexus Reports

-Public Facilities Financing Plan (1998) - includes all impact fees
-City Council Ordinances - see list at end¹

B. 25 UNIT SINGLE-FAMILY SUBDIVISION MODEL

i. Project Typical for Jurisdiction?

Yes

ii. Expected Location of New Subdivision in this Jurisdiction:

Yosemite Avenue @ G Street

iii. Expected Environmental Assessment Determination:

Negative Declaration

iv. Typical Jurisdictional Requirements for this Model:

-Off-Site Improvements:	-2 travel lanes, curb, gutter, sidewalk, st. trees, st. lights, landscaping, soundwalls, utility undergrounding
-Internal Site Improvements:	-dedication of streets and infrastructure, full street, curbs, gutters, sidewalks, st. trees, st. lights, full infrastructure, utility undergrounding
-Common Amenities / Open Space:	-none required
-Project Management Requirements:	-Conditions of Approval; Devt Agree't to cover standard fee payment; participation in Landscape, Lighting and Maint. Dist.
-Typical Reporting:	-soils

v. Model Valuation Information:

Single-Family Dwelling Unit Valuation Price per Sq. Ft.	55.74
Private Garage Valuation Price per Sq. Ft.	20.21
Total Valuation per Unit	147,434
Total Valuation per 25 Unit Subdivision Model	3,685,850

vi. Planning Fees:

	Type / Fee Calculation	Per Unit	Fee Amount
General Plan Amendment Fee	500 flat + 65/acre		825
Zone Change Application Fee	2250 flat + 65/acre		2,575
Planned Unit Development Fee	none, included in zone change fee		-
Use Permit	2000 flat + 75/acre		2,375
Tentative Map Fee	flat + additional costs		1,500
Final Map Fee	flat		1,500
Environmental Assessment / Neg Dec Fee	included in primary applications		-
Subtotal Planning Fees			8,775

vii. Plan Check, Permit & Inspection Fees

	Type / Fee Calculation	Per Unit	Fee Amount
Building Permit Fee	schedule based on val'n	807	20,175
Architectural Plan Check Fee	flat per unit	161	4,025
Engineering Plan Check Fee	flat		2,500
Strong Motion Instrumentation Fee (SMIP)	included in Building Permit		-
Electrical Permit Fee	22 flat + 181/unit		5,075
Plumbing Permit Fee	22 flat + 192/unit		5,350
Mechanical Permit Fee	22 flat + 100/unit		3,050
Cost Revenue Impact Tax	flat per unit	2,275	56,875
Subtotal Plan Check, Permit & Inspection Fees			97,050

viii. Infrastructure, Impact & District Fees	Type / Fee Calculation	Per Unit	Fee Amount
Landscape, Lighting & Maintenance Dist.	flat		3,000
School District Development Fees	1.72 / sf	4,300	107,500
School District Mitigation Fees	flat per unit	3,950	98,750
City - Sanitary Sewer Connection Fee	flat per unit	1,910	47,750
City - Storm Drainage / Refuse Fee	flat per unit	171	4,275
City - Water Connection Fee	flat per unit	1,952	48,800
City - Local Traffic Impact Fees	flat per unit	1,239	30,975
City - Fire Service Fees	flat per unit	216	5,400
City - Police Service Fees	flat per unit	390	9,750
City - Park Land Dedication / In-Lieu Fees	flat per unit	907	22,675
City - Park Facilities Fees	flat per unit	680	17,000
Subtotal Infrastructure, Impact & District Fees			395,875

ix. Totals

Total Fees for 25 Unit Single-Family Subdivision Model (total of subtotals above)	501,700
Total Fees per Unit (total from above / 25 units)	20,068

C. SINGLE-FAMILY INFILL UNIT MODEL

i. Project Typical for Jurisdiction?	Yes
ii. Expected Location of Model in this Jurisdiction:	21st @ G Street
iii. Expected Environmental Assessment Determination:	Categorical Exemption
iv. Typical Jurisdictional Requirements for this Model:	

-Site Improvements	-match current neighborhood infrastructure standards; fill in missing infrastructure
-Typical Reporting	-soils

v. Model Valuation Information:

Single-Family Dwelling Unit Valuation Price per Sq. Ft.	55.74
Private Garage Valuation Price per Sq. Ft.	20.21
Total Valuation per Model	147,434

vi. Planning Fees:	Type / Fee Calculation	Per Unit	Fee Amount
none			
Subtotal Planning Fees			0

vii. Plan Check, Permit & Inspection Fees	Type / Fee Calculation	Per Unit	Fee Amount
Building Permit Fee	schedule based on val'n	807	807
Architectural Plan Check Fee	flat per unit	161	161
Strong Motion Instrumentation Fee (SMIP)	included in Building Permit		-
Electrical Permit Fee	22 flat + 181/unit	22 + 181	203
Plumbing Permit Fee	22 flat + 192/unit	22 + 192	214
Mechanical Permit Fee	22 flat + 100/unit	22 + 100	122
Cost Revenue Impact Tax	flat per unit	2,275	2,275
Subtotal Plan Check, Permit & Inspection Fees			3,782

viii. Infrastructure, Impact & District Fees	Type / Fee Calculation	Per Unit	Fee Amount
School District	1.72 / sf	4,300	4,300
City - Sanitary Sewer Connection Fee	flat per unit	1,160	1,160
City - Storm Drainage / Refuse Fee	flat per unit	171	171
City - Water Connection Fee	flat per unit	1,952	1,952
City - Local Traffic Impact Fees	flat per unit	1,239	1,239
City - Fire Service Fees	flat per unit	216	216
City - Police Service Fees	flat per unit	390	390
City - Park Land Dedication / In-Lieu Fees	flat per unit	567	567
City - Park Facilities Fees	flat per unit	680	680
Subtotal Infrastructure, Impact & District Fees			10,675

ix. Totals

Total Fees for Single-Family Infill Unit Model (total of subtotals above)	14,457
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D. 45 UNIT MULTI-FAMILY MODEL

i. Project Typical for Jurisdiction?	Yes
ii. Expected Location of New Subdivision in this Jurisdiction:	Yosemite Avenue @ R Street
iii. Expected Environmental Assessment Determination:	Mitigated Negative Declaration
iv. Typical Jurisdictional Requirements for this Model:	

-Off-Site Improvements:	-2 travel lanes, curb, gutter, sidewalk, st. trees, st. lights, landscaping, soundwalls, utility undergrounding
-Internal Site Improvements:	-full street, curbs, gutters, sidewalks, st. trees, st. lights, full infrastructure, utility undergrounding, no dedications required
-Common Amenities / Open Space:	-tot lots (optional per Planning Commission Discretion)
-Project Management Requirements:	-Conditions of Approval; Devt Agree't to cover standard fee payment; participation in Landscape, Lighting and Maint. Dist.
-Typical Reporting:	-soils

v. Model Valuation Information:

Multi-Family Dwelling Unit Valuation Price per Sq. Ft.	60.16
Private Garage Valuation Price per Sq. Ft.	20.21
Total Valuation per Unit	64,202
Total Valuation per 45 Unit Multi-Family Development Model	2,889,090

vi. Planning Fees:	Type / Fee Calculation	Per Unit	Fee Amount
General Plan Amendment Fee	500 flat + 65/acre		695
Zone Change Application Fee	2250 flat + 65/acre		2,445
Planned Unit Development Fee	none, included in zone change fee		-
Use Permit	2000 flat + 75/acre		2,475
Environmental Assessment / Neg Dec Fee	included in primary applications		-
Subtotal Planning Fees			5,615

vii. Plan Check, Permit & Inspection Fees	Type / Fee Calculation	Per Unit	Fee Amount
Building Permit Fee	schedule based on val'n	482	21,690
Architectural Plan Check Fee	flat per unit	313	14,085
Strong Motion Instrumentation Fee (SMIP)	included in Building Permit		-
Electrical Permit Fee	22 flat + 200/unit		9,990
Plumbing Permit Fee	22 flat + 200/unit		9,990
Mechanical Permit Fee	22 flat + 200/unit		9,990
Cost Revenue Impact Tax	flat per unit	910	40,950
Subtotal Plan Check, Permit & Inspection Fees			106,695

viii. Infrastructure, Impact & District Fees	Type / Fee Calculation	Per Unit	Fee Amount
Landscape, Lighting & Maintenance Dist.	flat		3,000
School District Development Fees	1.72 / sf	1,720	77,400
School District Mitigation Fees	flat per unit	1,580	71,100
City - Sanitary Sewer Connection Fee	flat per unit	1,752	78,840
City - Storm Drainage / Refuse Fee	flat per unit	118	5,310
City - Water Connection Fee	flat per unit	1,952	87,840
City - Local Traffic Impact Fees	flat per unit	816	36,720
City - Fire Service Fees	flat per unit	170	7,650
City - Police Service Fees	flat per unit	307	13,815
City - Park Land Dedication / In-Lieu Fees	flat per unit	541	24,345
City - Park Facilities Fees	flat per unit	541	24,120
Subtotal Infrastructure, Impact & District Fees			430,140

ix. Totals

Total Fees for 45 Unit Multi-Family Model (total of subtotals above)	542,450
Total Fees per Unit (total from above / 45 units)	12,054

Notes: ¹The following Ordinances of the City of Merced affect the setting of development fees:

- Sewer Connection Fees: Ordinance No and Year: 1774 (1990); 1663 (1987); and 1489 (1983)
- Water Connection Fees: Ordinance No and Year: 1745 (1989); 1486 (1983); 1206 (1978); and 1196 (1977)
- Park Facilities Fees: Ordinance No and Year: 1643 (1987); 1237 (1979)
- Cost Revenue Impact System / Business License Tax: Ordinance No and Year: 1772 (1990); 1569 (1985)
- Public Facilities Impact Fees: Ordinance No and Year: 2000 (1998); 1989 (1989)
- Planning Fees: Ordinance No and Year: 98-31 (1998); 1627 (1986)
- Building Fees: Ordinance No and Year: 1987 (1998); 1923 (1996)